

TRANSFER OF DEVELOPMENT RIGHTS

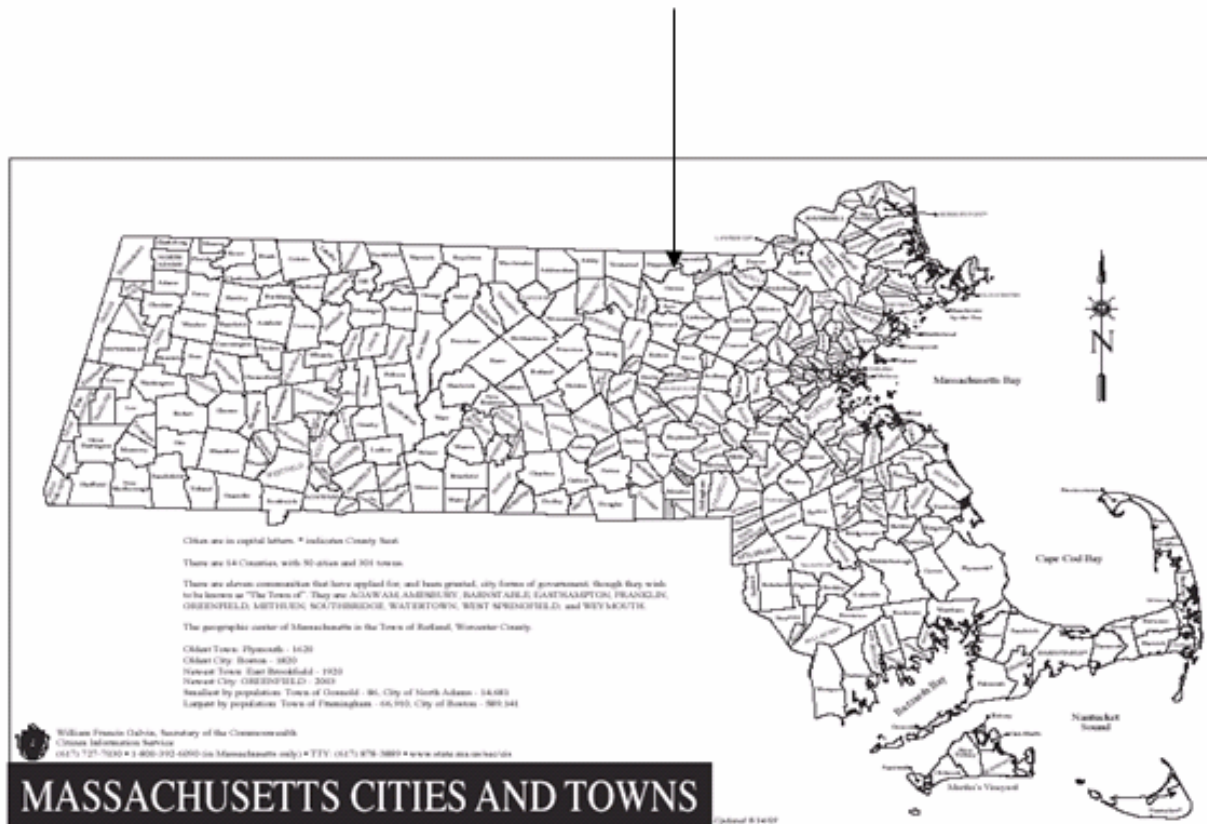
Groton's Experience

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Town Planner



Groton, Massachusetts

The Town of Groton is located 35 miles northwest of Boston and 15 miles south of Nashua, New Hampshire



Groton's Community Profile

Land Area:	32.5 square miles
Population:	10,483
Government:	Open Town Meeting
Open Space:	6825 acres or 33%
Affordable Units:	182 Units or 5.5%
Public Water:	60%
Public Sewer:	15%
Rivers:	Nashua & Squannacook
ACEC:	Squannassit/Petapawag

History of Groton's TDR's

- TDR's adopted in 1980 as part of the Flexible Development provisions
- Planning Board is the Special Permit Granting Authority
- One "TDR" incentive lot for every 80,000 sq ft of permanently protected upland area
- Protected land must be of "special importance" for protection of natural resources

- Open space must be donated to the Groton Conservation Commission or made subject to a conservation restriction under Chapter 184, sections 31-33
- By-law amended in 1988 to allow use of TDR's to accelerate growth under Development Rate Limitation
- By-law amended in 2003 to provide two bonus incentive units for one TDR

Use of TDR Provisions

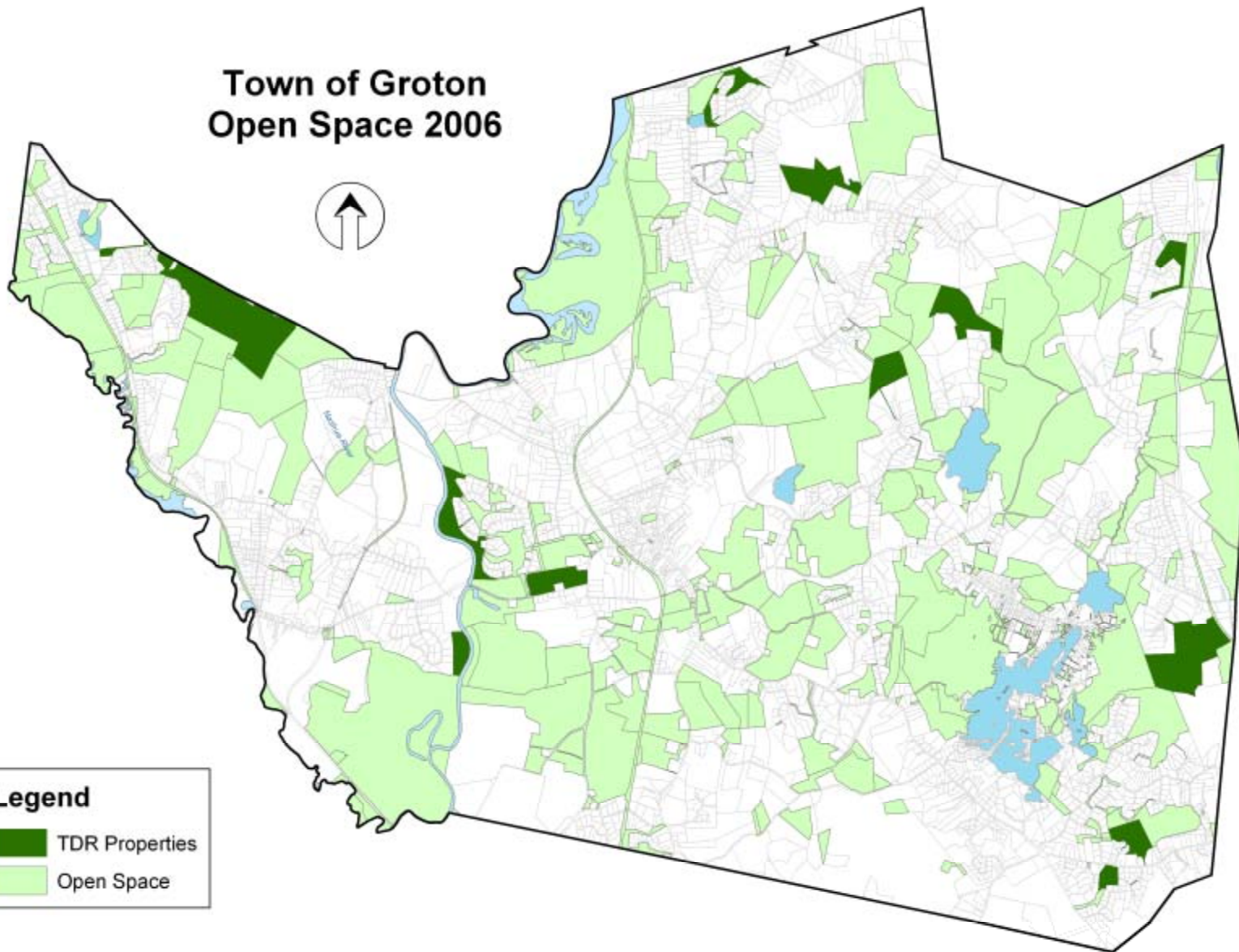
- 12 special permits granted to date
- 147 TDR's created
- 666 acres open space protected
- 2 additional lots created in subdivisions
- 25 TDR's donated to the Groton Housing Authority for affordable housing purposes
- 52 TDR's used to accelerate growth
- 68 TDR's still available for use

Town of Groton Open Space 2006



Legend

-  TDR Properties
-  Open Space

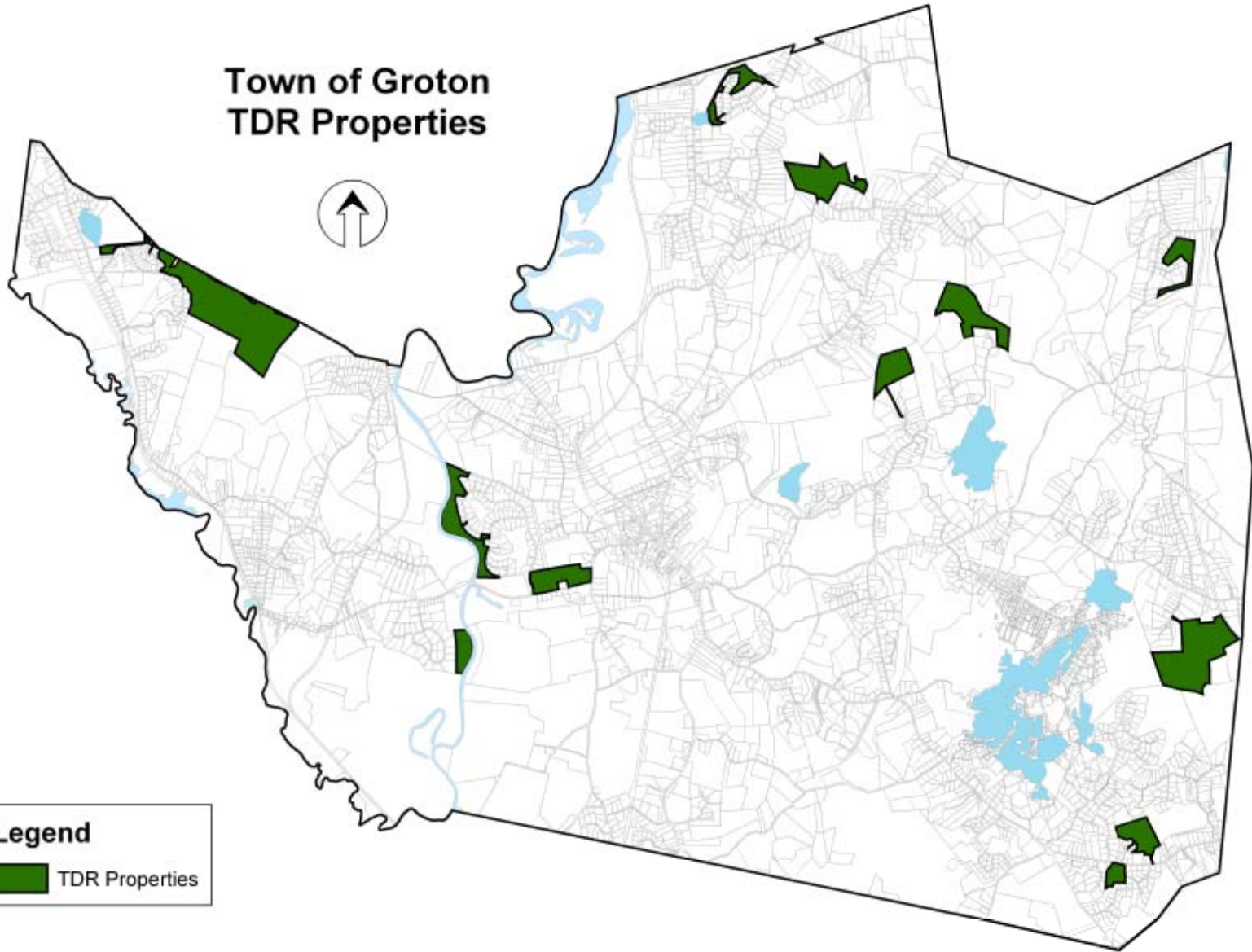


Town of Groton TDR Properties



Legend

 TDR Properties





Protected by TDR's

- River greenways
- Public water supply watershed areas
- Prime agricultural land
- Wildlife and endangered species habitat
- Passive recreation trails
- Active playing fields

Town of Groton TDR Properties



Legend

-  TDR Properties
-  Open Space

Greenway

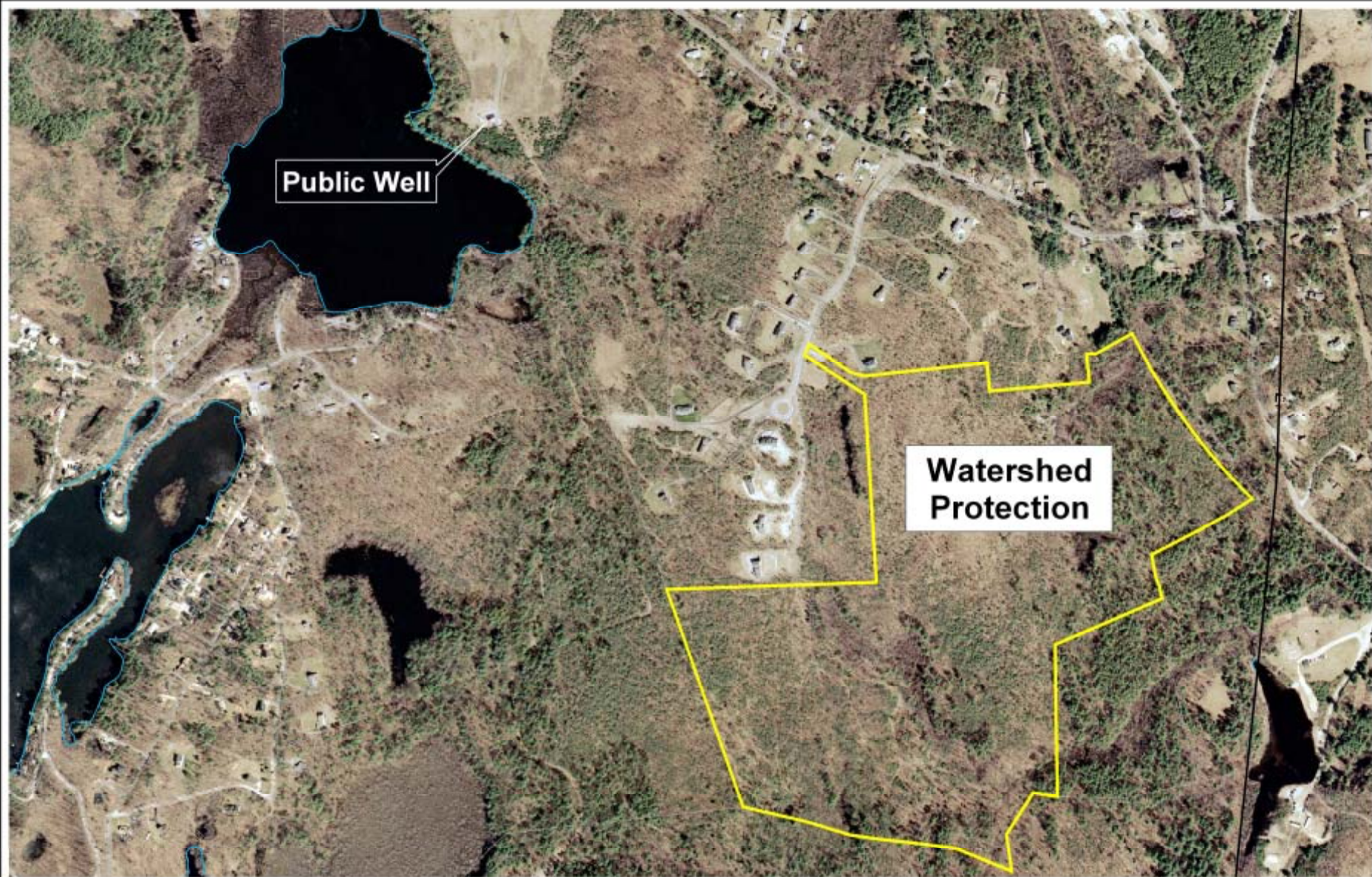
Nashua River

Agricultural Land



River Greenway



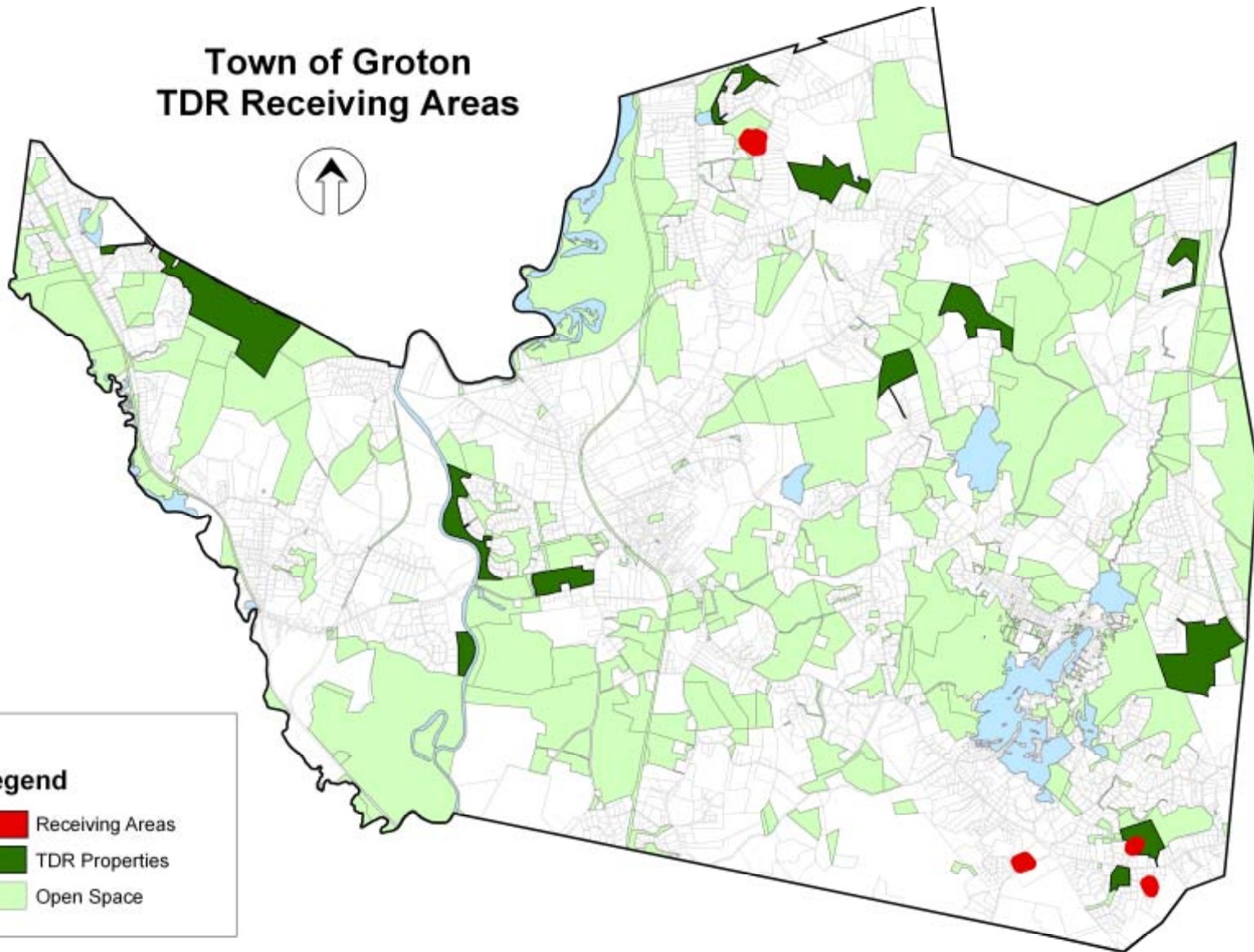


Town of Groton TDR Receiving Areas



Legend

-  Receiving Areas
-  TDR Properties
-  Open Space



Active Recreational Fields





Playing Fields

Groton Housing Authority Nine Rental Units



Future of TDR's

- Work with developers and the Groton Housing Authority to use TDR's and the inclusionary zoning requirements to create more affordable units
- Work with developers and conservation organizations to protect natural resources
- Propose an amendment to use the Station Avenue redevelopment area in the Town Center as a "receiving" district





"The more clearly we can focus our attention on the wonders and realities of the universe about us, the less taste we shall have for destruction."

Rachel Carson 1954